



West Way Square Community Liaison Group (CLG) – Meeting 13

Venue: SDC Site Office, Elms Court, Elms Parade, Oxford OX2 9LP

Date: 09 March 2020, 6.30 pm

Attendees: Grant Nightingale (GN), Stephen Evans (SE), Caroline Kellner (CK), Cllr Caroline Potter (CP), Tim Howse (THw), Mary Gill (MG), Stephen Parkinson (SP), Lorna Berrett (LB), Cllr Emily Smith (ES), Cllr Judy Roberts (JR), Elizabeth Cretan (EC)

Project team attendees: David Banks, MACE (DB); Tom Harbottle SDC (TH); Peter Sandercock, SDC (PS) - Chair

Apologies: Darren Blasé, Viv Smith, David Kay

Welcome

PS opened the meeting and welcomed all.

Minutes of Last Meeting No 12 on 16th December 2019

These were agreed as a true representation of the discussions that took place

Construction Update

TH provided an update on progress to date and an overview forward works as follows :-.

Block B, C & D scaffolding now mostly removed and student rooms well advanced. Co-Op have taken practical completion of their new unit and are preparing for fitout

Block E roof structure now in place with roof coverings starting to go on. Scaffold is due to come down from mid May onward. TH noted that Tower Crane 2 (U-Crane-Bolt) is due for removal at the end of March.

Block F now handed over.

TH shared photographs taken around the site and of a typical student room.

External Works will be the main focus of activity over the next few weeks. With the scaffolding removed from Blocks B, C & D work to the central boulevard is now underway. PS explained that works to complete the new access from Arthray Road (along former Church Way) to the car park at the rear of the Community Building (Block F) are also underway and that work to the car park access is planned for 26th and 27th March which will restrict access whilst curbs and tarmac are laid. LB raised her concerns as to impact on bookings and it was agreed there needed to be local dialogue with SDC's construction manager, Paddy Leslie to mitigate.

Section 278 Works to Westminster Way are ongoing now that the scaffolding to Premier Inn has been removed. Pedestrian access will be protected and maintained. There will be overnight road closures to form the table top speed restrictors across Westminster Way which will be the subject of a Temporary Traffic Regulation Order (TTRO) from OCC. Diversion details, closure dates and times will be advised once consent has been granted. It is anticipated that these works will take place early April.

Westminster Way Replacement Bus Shelter TH reminded the meeting of the background to the issue (SDC delivery vehicle damaged former shelter when accessing site) and that an insurance settlement had been made and the monies were with OCC for a replacement shelter. Current delays lie between OCC and the counties sub-contractor responsible for bus shelter provision. JR agreed to follow through with those responsible.

Management of the Completed Development

Parking Charges CP raised concerns over when the requirement for taking ticket applied; evening charges (which would be a disincentive to use of the community building); how the charging rate was determined and whether penalties may apply to same day return visits. Addressing the various point DB explained :-

- New notices will be displayed making clear that no ticket is required for those who are using the free 2hr provision
- He acknowledged that the evening charges were also counter intuitive to encouraging use of the restaurants and bars within the development too. They were however derived from the approved parking strategy (DB referred to notes from Origin traffic consultants)
- Charging rates were determined by the approved parking strategy. A study on free parking from 6.00pm to midnight was in process with OCC with the aim of seeking to alter the planning condition. JR explained it was County strategy that the park and ride rates should not be undercut to deter commuters using alternate facilities.
- The parking management system was in place to manage misuse and no penalty notices would be issued without a warning notice having been issued first. Data on use of the Block F parking was currently being collected to enable a review. It is not intended that short duration same day return visits (school drop offs / pick ups etc) will be penalised

DB agreed to share a copy of the approved parking strategy with JR

ANPR cameras THw queried planned location of cameras and DB explained they would cover all entrances to the site (but not the highway) although only the entrance to Block F car park is currently covered. The remainder will come on stream progressively as works complete. Concerns were shared over the use of the delivery only access point by private vehicles despite signage already in place.

Student Lettings DB acknowledged that letting activity was currently slow and of concern and foreign interest had dried up with Corona virus concerns. Marketing is due to be ramped up later this month and onward.

Commercial Lettings DB advised there was nothing further to currently report. There had been interest from a restaurant chain although in light of their current circumstances this had been put on hold. It is anticipated that the existing tenants – Tesco, Co-Op, Iceland, Chancellors and Lloyds would be trading from their new locations from July onward.

CK asked if any charity shops were involved – DB confirmed BDC were not seeking to attract tenants from this sector.

DB advised that there had been some interest in the Block F office space although nothing was signed. ES thought County may be interested and DB invited they make an approach either direct or via agents.

Update on Phase 2

Revised Planning Application DB confirmed that there had been a public consultation on Thursday (5th March) which attracted over 100 attendees and the comments arising were now being worked through. The application is expected to be ready for submission by the end of March.

CP articulated local concerns as to why a revised application is being submitted and how it will benefit the local community and concerns over car parking provision. DB acknowledged it will all be subject to public scrutiny through the planning process. It was agreed that once submitted a new forum for meetings between MACE / Botley Development Company and local community representatives would be appropriate.

Contractor Appointment (Phase 2) DB advised that discussions were ongoing, including SDC although no decisions have been made. It is hoped that demolition of Elms Court and the former Grant Thornton building would commence on completion of Phase 1 from July / August onward.

Community Update

PS agreed to share a copy of the January 2020 Community Engagement Plan report with circulation of these meeting minutes.

PS shared photographs of works recently completed at Botley Primary School where the construction of a walkway across the internal quadrangle had been funded by MACE/SDC and further works undertaken direct for the school, at cost. It was also noted that SDC had funded a TV screen for the new Seacourt Hall.

Damage to Grass Verges on St Paul's Crescent It was acknowledged that the grass verges have been cut up by vehicle parking some of which may have been associated with the development. TH advised SDC would see what they could do to assist with restoration once the weather improves and the ground dries out.

Any Other Business / Questions

Telecoms to Block F LB shared NHPC concerns that this remained an issue. DB confirmed that BT are returning to provide a DP following which it becomes a matter for local resolution by NHPC to arrange Wi-Fi coverage

Site Fencing to rear of Block F and Arthray Road residents MG shared a residents concern about the double fencing and maintenance of the gap between. It was recognised that the arrangement is not unusual following site development and should there be an issue then it would be best resolved locally.

Elms Parade Car Park DB explained that MACE / SDC were working with the Howse family over the timing and phasing of the public realm works to the front of Elms Parade which includes block paving for the pavement to the front of the shops and resurfacing of the car park. A meeting with the shop tenants is planned for Wednesday (11th March) evening to discuss detail.

CK raised concern that BT Openreach vehicles were noted to be using the Elms Parade car park earlier today – registration numbers to be shared with TH as suspected they are working on the development.

Public Notice Board CP requested that the location for the new board by Block F be reviewed to ensure it is sited in the best possible place for accessibility / viewing.

Signage to former Grant Thornton Building – LB requested that the signage referring to Seacourt Hall and the Baptist Church be removed now that they have relocated. TH acknowledged and agreed to arrange.

Additional Parking Spaces DB advised that an additional 2no parking spaces have been marked-up to the rear of Elms Court following removal of the temporary staircase.

West Way Pedestrian Crossing JR confirmed there were no plans to change the crossing from its current form.

Date for Next meeting

The next meeting of the CLG is scheduled for **6.30pm Monday 15th June 2020** which may be the last for the current meeting forum with SDC given the imminent completion of Phase 1